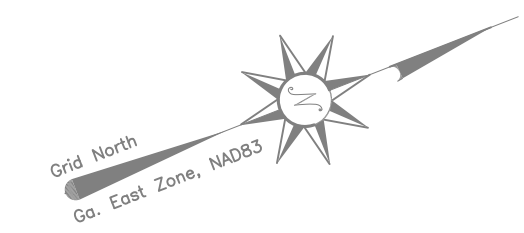
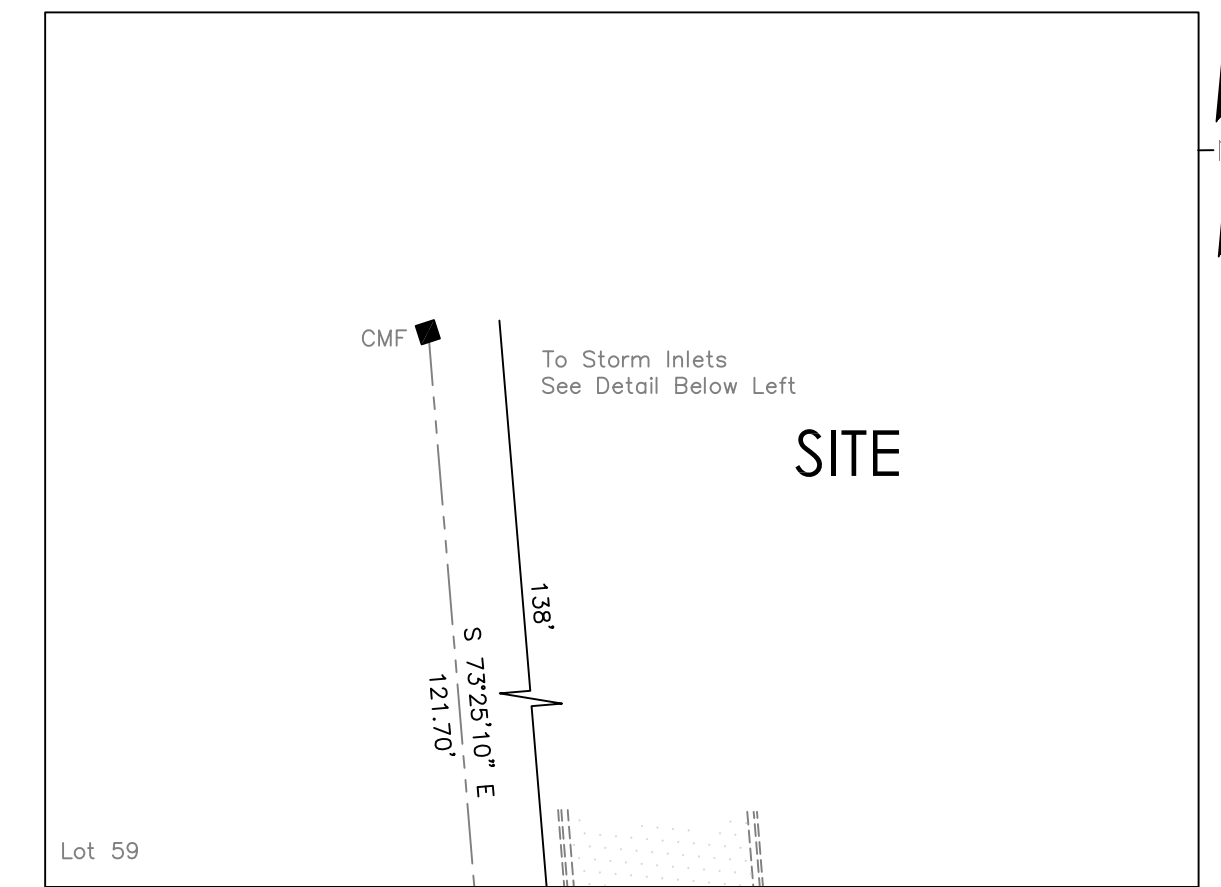


VICINITY MAP



STATE LAW REQUIRES
72 HRS. NOTICE
1-800-282-7411

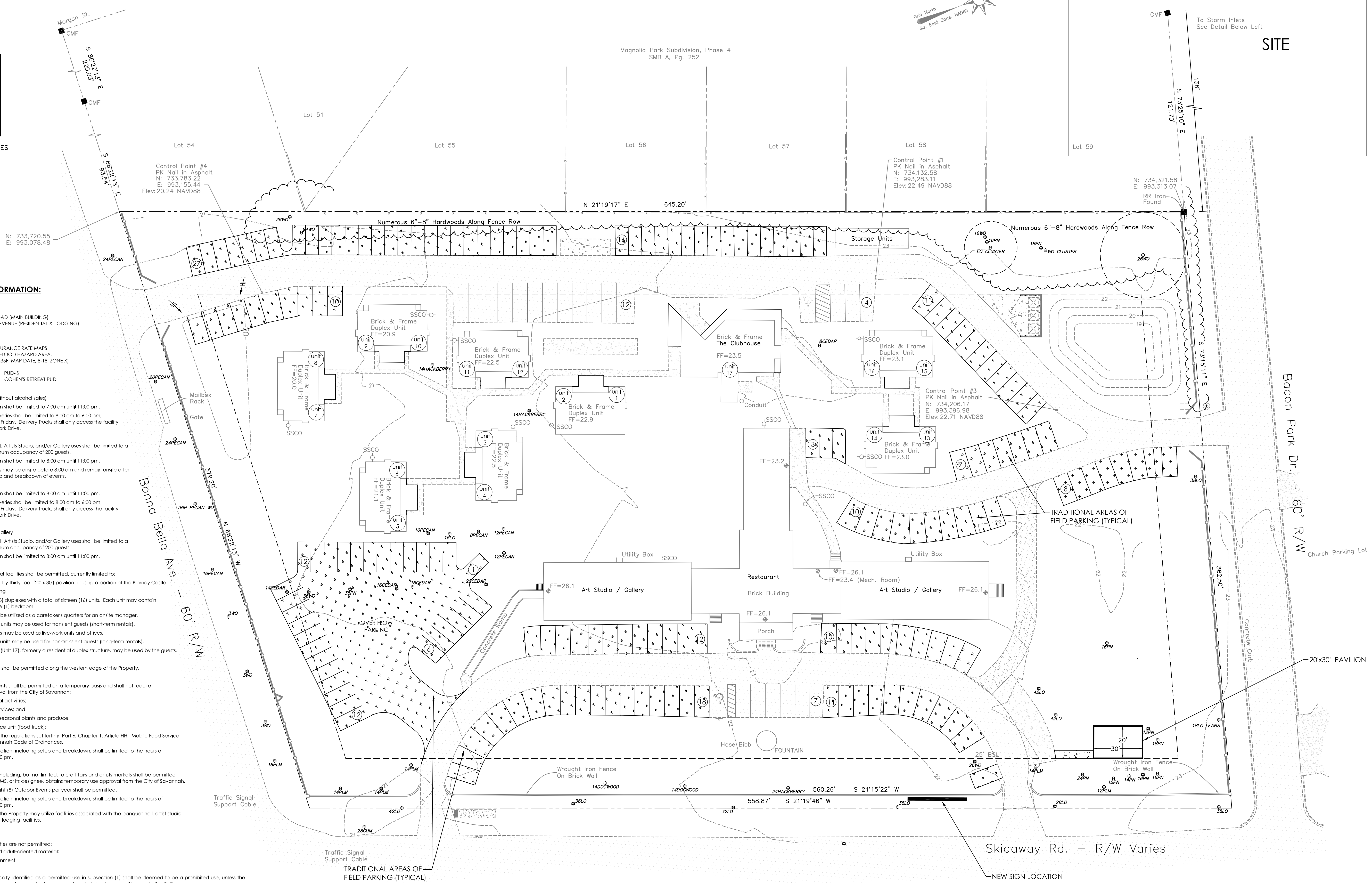
GENERAL PROJECT INFORMATION:

1. PIN: 2-0141-05-005
 2. SITE ADDRESS: 5715 SKIDAWAY ROAD (MAIN BUILDING) & 2010 BONA BELLA AVENUE (RESIDENTIAL & LODGING)
 3. TOTAL LAND ACREAGE= 4.99 AC
 4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA. (COMMUNITY PANEL NO. 13.51 CO235F. MAP DATE: 8-18-2016. TONE X)
 5. THE SITE IS PRESENTLY ZONED: PUD-4S
REQUESTED ZONING: COHEN'S RETREAT PUD
 6. PERMITTED USES:
 - a. Restaurant (with or without alcohol sales)
 - i. Hours of operation shall be limited to 7:00 am until 11:00 pm.
 - ii. Commercial deliveries shall be limited to 8:00 am to 6:00 pm, Monday through Friday. Delivery trucks shall only access the facility through Bacon Park Drive.
 - b. Assembly Hall
 - i. The Assembly Hall, Artists Studio, and/or Gallery uses shall be limited to a combined maximum occupancy of 200 guests.
 - ii. Hours of operation shall be limited to 8:00 am until 11:00 pm.
 - iii. Staff and vendors may be onsite before 8:00 am and remain onsite after 11:00 pm for setup and breakdown of events.
 - c. Catering Services
 - i. Hours of operation shall be limited to 8:00 am until 11:00 pm.
 - ii. Commercial deliveries shall be limited to 8:00 am to 6:00 pm, Monday through Friday. Delivery trucks shall only access the facility through Bacon Park Drive.
 - d. Office
 - e. Artist Studio and/or Gallery
 - i. The Assembly Hall, Artists Studio, and/or Gallery uses shall be limited to a combined maximum occupancy of 200 guests.
 - ii. Hours of operation shall be limited to 8:00 am until 11:00 pm.
 - f. Cultural Facilities
 - i. Illuminated cultural facilities shall be permitted, currently limited to:
 1. Twenty-foot by thirty-foot (20 x 30) pavilion housing a portion of the Blaney Castle.
 - g. Residential and Lodging
 - i. Limited to eight (8) duplexes with a total of sixteen (16) units. Each unit may contain no more than one (1) bedroom.
 - ii. One (1) unit shall be utilized as a caretaker's quarters for an onsite manager.
 - iii. Up to twelve (12) units may be used for transient guests (short-term rentals).
 - iv. Up to four (4) units may be used as live-work units and offices.
 - v. Up to fifteen (15) units may be used for non-transient guests (long-term rentals).
 - vi. "The Clubhouse" (Unit 17), formerly a residential duplex structure, may be used by the guests.
 - h. Ancillary Storage
 - i. Two storage units shall be permitted along the western edge of the Property.
 - i. Temporary Uses
 - i. The following events shall be permitted on a temporary basis and shall not require additional approval from the City of Savannah:
 1. Recreational activities;
 2. Religious services; and
 3. The sale of seasonal plants and produce.
 - ii. Mobile food service unit (food truck):
 1. Shall follow the regulations set forth in Part 6, Chapter 1, Article HH - Mobile Food Service of the Savannah Code of Ordinances.
 - iii. The hours of operation, including setup and breakdown, shall be limited to the hours of 7:00 am until 11:00 pm.
 - j. Outdoor Events
 - i. Outdoor Events, including, but not limited, to craft fairs and artists markets shall be permitted provided that HTMS, or its designee, obtains temporary use approval from the City of Savannah.
 - ii. No more than eight (8) Outdoor Events per year shall be permitted.
 - iii. The hours of operation, including setup and breakdown, shall be limited to the hours of 7:00 am until 11:00 pm.
- Guests of the uses located on the Property may utilize facilities associated with the banquet hall, artist studio and/or gallery, restaurant, and lodging facilities.
7. PROHIBITED USES AND ACTIVITIES.

The following uses and activities are not permitted:

 - a. The sale of firearms and adult-oriented material;
 - b. Adult-oriented entertainment;
 - c. Package stores.

Any use or activity not specifically identified as a permitted use in subsection (1) shall be deemed to be a prohibited use, unless the City Manager or his/her designee determines that a proposed use is similar to a permitted use in the PUD.
8. WHERE INCONSISTENCIES EXIST BETWEEN THIS MASTER PLAN AND THE TEXT OF THE PUD ORDINANCE, THE PUD ORDINANCE SHALL



Skidaway Rd. - R/W Varies

NEW SIGN LOCATION

Bacon Park Dr. - 60' R/W

Church Parking Lot

20x30' PAVILION

TRADITIONAL AREAS OF FIELD PARKING (TYPICAL)

TRADITIONAL AREAS OF FIELD PARKING (TYPICAL)